# 32 AT 31-HENKE CENTER PRIMARY PLAT

PROPOSED R.O.W. & LOT LINE PER WESTFIELD THOROUGHFARE PLAN DECEMBER 2006 AS

PROPOSED 20' SANITARY SEWER FASEMENT

PROPOSED 5' → PROPOSED UNDERGOUND DETENTION

N88'54'52"W 229.78'

EXTENSION BY OTHERS

PROPOSED RO.W. & LOT LINE PER WEST TELD
THOROUGHFARE PLAN DECEMBER 2006 A

\_\_\_ S13°02'42"E 30.62'

\_N&8\*03'55"W 54.43"

CURB & GUTTER STATE ROAD 32

CAP END FOR FUTURE 20' BSL

327' of 10" PVC

RIGHT-OF-WAY TO BE CONVEYED TO THE CITY OF

N89'43'11"W 17.5

AGRICULTURAL

SW CORNER SW 1/4 SEC. 36, T19N, R3E

REESTABLISHED @ MIDPOIN

N89°42'22"W (ASSUMED BRG.)

HARR, MON, FOUND

RESIDENTIAL

WHEELER FARMS, LLC

## PLANS PREPARED FOR:

HENKE DEVELOPMENT GROUP 1. S. RANGELINE ROAD CARMEL, IN 46032 TELEPHONE: (317) 439-27311 CONTACT PERSON: BRAD HENKE

**CURVE DATA:** 

R-300.09'

L-140.73' Δ-26'52'08

T-71.68'

N00'46'41"E 29.18'

8" TAPPING SLEÆVT

EXISTING WATER MAIN

CH-139.44'

CH BRG-S1472'53"W

~ \$88**.**42'22"E 522.10

3.340 ACRES± 145,507 sq. ft.

6" FIRE HYD. & 6" VALVE

1.122 ACRES± 48,861 sq. ft.

60' D.E. & TRAIL CORRIDOR -

CURVE DATA.

R-9925.00'

T<del>-83</del>.59

CH-167.172

COMMERCIAL CH BRG-S88:32'53"E

LARRY B. HOUSE & RODGER D. HALL

L-167.18' SE CORNER SW 1/4 Δ-00°57'54" SEC. 36, T19N, R3E BRASS PIN FOUND

N88'54'52"W 400.00'

PUBLIC DRAINAGE EASEMENT PER INST. NO. 9007080 -

NOTE: 17.35 ACRE OFFSITE DRAINAGE BASIN PASSES THROUGH LOT 3. A DRAINAGE EASEMENT AND APPROPRIATE INFRASTRUCTURE TO CONVEY OFFSITE RUNOFF WILL BE REQUIRED AT TIME OF SECONDARY PLAT

HAMILTON WEST INVESTMENTS

INST. #2011028814 PARCEL #09-05-36-00-00-039.002

285' of 10" PVC

45,540 sq. ft

N89'36'05"W 33.87'¬

PROPOSED 8'
TRANSPORTATION TRAIL

R-9925.00'

L-146.45'

T-73.23°

Δ-00\*50'43"

CH-146.45'

CH\_BRG=S89\*27'12"E

/ WATER LINE

### PLANS PREPARED BY:

WEIHE ENGINEERS, INC. 10505 N. COLLEGE AVE. INDIANAPOLIS, INDIANA 46280 TELEPHONE: (317) 846-6611 FAX: (317) 843-0546 CONTACT PERSON: JAMIE SHINNEMAN

EMAIL: SHINNEMANJ@WEIHE.NET

SANITARY SEWER - TO BE PROVIDED BY WESTFIELD PUBLIC WORKS.

STORM SEWER - THE PROJECT FALLS WITHIN THE COOL CREEK WATERSHED. AN ONSITE POND WILL COLLECT DRAINAGE WATER FROM ONSITE AND OUTLET VIA AN 18" PIPE UNDER SUN PARK DRIVE

WATER - TO BE PROVIDED BY WESTFIELD PUBLIC WORKS.

ELECTRIC - TO BE PROVIDED BY DUKE ENERGY. 3 PHASE IS

GAS - TO BE PROVIDED BY CITIZENS GAS.

ZONING - GB (GENERAL BUSINESS)

MINIMUM SETBACK LINES -

REAR YARD - 20'

- 30' MINIMUM/120' MAXIMUM ALONG S.R. 32 FRONTAGE SIDE YARD - 60' WHEN ABUTTING A RESIDENTIAL AREA

CONTOUR LINES OBTAINED FROM HAMILTON COUNTY DIGITAL GIS MAPPING

#### LAND DESCRIPTION

Part of the Southwest quarter of Section 36, Township 19 North, Range 3 East, Second Principal Meridian, Washington township, Hamilton county, Indiana, described as follows:

Commencing at the brass pin marking the Southeast corner of the Southwest quarter of Section 36, Township 19 North, Range 3 East; thence on the South line of said Southwest guarter North 89 degrees 42 minutes 22 seconds West (assumed bearing) 1324.82 feet to the Southwest corner of the East half of said Southwest quarter, said point being equidistant from the Southwest corner of said Southwest quarter: thence on the West line of the East half of said Southwest quarter North 00 degrees 46 minutes 15 seconds East 492.50 feet to the POINT OF BEGINNING; thence continuing North 00 degrees 46 minutes 15 seconds East 250.00 feet on the West line of the East half of said Southwest quarter; thence South 88 degrees 42 minutes 22 seconds East 522.10 feet; thence South 62 degrees 20 minutes 43 seconds East 10.00 feet to the westerly right of way line of Sun Park Drive, said point being on a curve to the left and having a radius of 300.09 feet and having a chord bearing of South 14 degrees 12 minutes 53 seconds West and a distance of 139.44 feet; thence on the arc of said curve 140.73 feet; thence continuing on said West right of way line South 00 degrees 46 minutes 41 seconds West 302.35 feet to the Right-of-Way of State Road 32 per Instrument No. 2007040170; thence on said right of way line the following 10 courses 1) South 05 degrees 30 minutes 24 seconds West 130.44 feet; 2) thence South 41 degrees 58 minutes 22 seconds West 60.73 feet; 3) thence South 00 degrees 51 minutes 30 seconds West 49.16 feet; 4) thence North 89 degrees 51 minutes 39 seconds West 23.57 feet to the point of curvature of a non-tangent curve; concave Northerly having a radius of 9925.00 feet; 5.) thence Westerly 313.53 feet on said curve to the right to the point of tangency, said curve subtended by a chord that bears North 88 degrees 58 minutes 15 seconds West 313.62 feet from said point of curvature; 6) thence North 88 degrees 03 minutes 55 seconds West 38.38 feet; 7) thence North 13 degrees 02 minute 42 seconds West 120.57 feet; 8) thence North 00 degrees 46 minutes 08 seconds East 79.30 feet; 9) thence North 89 degrees 13 minutes 52 seconds West 25.85 feet; 10) thence North 00 degrees 46 minutes 15 seconds East 214.72 feet; thence North 89 degrees 43 minutes 11 seconds West 17.50 feet to the **POINT OF BEGINNING**. Containing 7.22 acres, more or less.

EXCEPT that portion conveyed to the State of Indiana by Warranty Deed dated November 11, 2012 and recorded as Instrument No. 2012072239 in the Office of the Recorder of Hamilton County, Indiana.

Containing after said exception, 6.36 acres, more or less.

Date: April 10, 2013

PEERLESS REALTY, LL

LOT 1 - CURVE DATA (C1)

 $\Delta = 00^{\circ}57'29"$ 

 $R = 9865.00^{\circ}$ 

T = 82.48

\_ = 164.96'

CH = 164.96'

 $CH BRG = S88^{\circ}42'30"E$ 

Brady Kuhn, Registered Land Surveyor #2050000

20500007

POSSIBLE 75' WESTFIELD BUSINESS PARK REGULATED DRAIN EASEMENT ALONG WEST SIDE OF SUN PARK DRIVE

NOTE: SITE FALLS WITHIN THE WESTFIELD WELLHEAD PROTECTION ZONE

LOT 2 - CURVE DATA (C2)

 $\Delta = 00^{\circ}51'09"$ R = 9865.00

T = 73.39L = 146.78'CH = 146.77'

 $CH BRG = S89^{2}6'59''E$ 

PER EXISTING CONDITIONS DRAINAGE STUDY PREPARED BY CLARK DIETZ FOR THE HAMILTON COUNTY SURVEYOR'S OFFICE LOT 3 OF THIS PRIMARY PLAT WILL NEED TO PROVIDE ON-SITE DETENTION TO THE HAMILTON COUNTY DRAINAGE STANDARD OF 0.1 AND 0.3 CFS PER ACRE FOR THE 10 AND 100 YEAR STORM EVENTS, RESPECTIVELY. LOT 2 WILL NEED TO PROVIDE ON-SITE DETENTION AND RESHAPE THE NORTH BANK OF THE POND ACROSS THE PROPERTY AS SHOWN ON PLANS DATED JULY 2009 BY CLARK DIETZ. LOT 1 NEEDS TO ENLARGE THE POND PER THE REPORT/PLANS AND PROVIDE ON-SITE DETENTION PER THE HAMILTON COUNTY STANDARDS.

SCALE: 1" = 50'

DATE: MARCH 20, 2013

### *LEGEND*

**E ELECTRIC PEDESTAL** 

© ELECTRICAL RISER

●/● BRASS OR ALUM. PLUG FOUND/SET 💆 INDICATOR POST & VALVE ⊞/⊞ CONC. MONUMENT FOUND/SET FIRE HYDRANT SPRINKLER CONTROL BOX X/X CUT 'X' FOUND/SET WELL HEAD HARRISON MONUMENT FOUND WATER METER **₩** WATER VALVE IRON PIPE FOUND GAS METER PK OR MAG NAIL FOUND/SET GAS VALVE △/▲ RR SPIKE FOUND/SET RIGHT OF WAY MONUMENT FOUND

⊕ STONE FOUND OTHER MONUMENT ☑ TRANSFORMER RIGHT OF WAY LINE FLOW LINE DIRECTION OF FLOW

► SPRINKLER CONTROL VALVE GAS PIPELINE MARKER **ELECTRIC CONTROL BOX** AERIAL ELECTRIC AERIAL TELEPHONE BURIED ELECTRIC BURIED FIBER OPTICS BURIED TELEPHONE

X FLOOD LIGHT - GUY ANCHOR ELECTRIC JUNCTION BOX ORNAMENTAL LIGHT C LIGHT POLE UGHT STAND **©** ELECTRIC MANHOLE Ø UTILITY POLE Ø∰ UTILITY POLE W/ LIGHT ₩ UTILITY POLE W/ TRANSFORMER X-€ UTILITY POLE W/ LIGHT & TRANS. GENERATOR

(R) RECORD DIMENSION (P) PLATTED DIMENSION ROW RIGHT-OF-WAY (C) CALCULATED DIMENSION D.E. DRAINAGE EASEMENT D.& L.E. DRAINAGE & LANDSCAPE EASEMENT

⊕ BEEHIVE INLET ROUND INLET **SQUARE INLET** ○ ⑤ STORM MANHOLE ■ SANITARY SEWER CLEANOUT SANITARY SEWER MANHOLE CATV JUNCTION BOX CLEANOUT (OTHER) MONITORING WELL STORM STRUCTURE CORRUGATED METAL PIPE REINFORCED CONCRETE PIPE

POLYMNYL CHLORIDE PIPE

TELEPHONE JUNCTION BOX

TELEPHONE MANHOLE

TELEPHONE PEDESTAL

TELEPHONE RISER

® STORM CLEANOUT

HDPE HIGH DENSITY POLYETHYLENE PIPE DIP DUCTILE IRON PIPE BSL BUILDING SETBACK LINE

FIRE DEPARTMENT CONNECTION

TRAFFIC CONTROL JUNCTION BOX

® TRAFFIC CONTROL MANHOLE

PETROLEUM PIPELINE MARKER

FIBER OPTIC MARKER

TRAFFIC SIGNAL POLE

On BOLLARD

AIR CONDITIONER

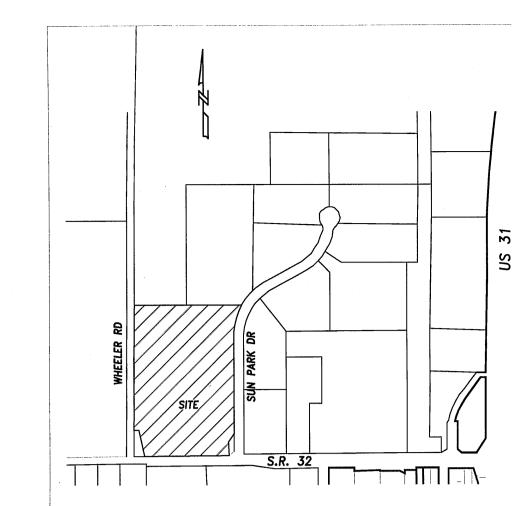
® FILLER PIPE LID

C. GATE POST

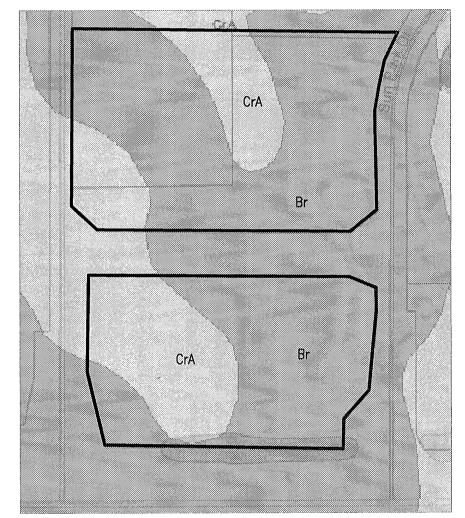
HANDICAPPED SPACE

---- SIGN

MANHOLE (OTHER OR UNIDENTIFIED)



LOCATION MAP



SOILS TYPE LEGEND Br Brookston Silty Clay Loam Cra Crosby Silt Loam, 0 to 2 % Slopes SOIL MAP

BROOKSTON SILTY CLAY LOAM-

. THIS SOIL IS DARK GREYISH BROWN, SILTY IN TEXTURE. IT IS DEEP AND VERY POORLY DRAINED WITH MODERATE PERMEABILITY. IT HAS HIGH AVAILABLE WATER FOR PLANT GROWTH AND HIGH ORGANIC MATTER CONTENT. IT HAS COMPACT TILL STARTING AT A DEPTH OF 40 TO 60 INCHES. THE MAIN SOIL FEATURES THAT AFFECT THE URBAN DEVELOPMENT USES ARE SEASONAL HIGH WATER TABLE, HIGH POTENTIAL FROST ACTION, MODERATE SHRINK-SWELL POTENTIAL, MODERATE PERMEABILITY AND PONDED

BECAUSE OF THESE ENGINEERING LIMITATIONS THIS SITE WILL BE CONSTRUCTED AS FOLLOWS. ANY DEVELOPMENT WITHIN THE JURISDICTION OF THE TOWN OF WESTFIELD IND HAMILTON COUNTY WILL HAVE TO ABIDE BY THE APPLICABLE ORDINANCE. SPECIAL CONSIDERATIONS WILL HAVE TO BE IMPLEMENTED TO REDUCE FAILURE OF CONSTRUCTION, ALL BUILDINGS WILL BE OF LARGE SLAB TYPE CONSTRUCTION, BASEMENTS SHOULD BE AVOIDED. IN CASES WHERE A HIGH WATER TABLE IS PRESENT SPECIAL FOOTINGS SHALL BE CONSTRUCTED. ALL ROADS WILL HAVE ADEQUATE SUB-BASE, THE BASE MATERIAL WILL BE REPLACED OR STRENGTHENED WITH SUITABLE MATERIAL. ALL SANITARY SEWERS SHALL BE PUBLIC AND THEREFORE NO SEPTIC SYSTEMS SHALL BE ALLOWED.

CROSBY SILT LOAM, 0-3 PERCENT SLOPES-

. THIS SOIL IS DARK GRAYISH BROWN SILT LOAM ABOUT 8" THICK, SILTY IN TEXTURE AND ON LOCATED ON SLIGHT RISES ON BROAD, UNDULATING TILL PLAINS. IT IS DEEP AND SOMEWHAT POORLY DRAINED WITH SLOW PERMEABILITY. IT HAS HIGH AVAILABLE WATER FOR PLANT GROWTH AND MEDIUM ORGANIC MATTER CONTENT. THE SOIL HAS COMPACT TILL STARTING AT A DEPTH BETWEEN 20-40 INCHES. THE MAIN SOIL FEATURE THAT AFFECT URBAN DEVELOPMENT USES ARE SEASONAL HIGH WATER TABLE, MODERATE SHRINK SWELL POTENTIAL, HIGH POTENTIAL FROST ACTION AND SLOW

BECAUSE OF THESE ENGINEERING LIMITATIONS THIS SITE WILL BE CONSTRUCTED AS FOLLOWS. ANY DEVELOPMENT WITHIN THE JURISDICTION OF THE TOWN OF WESTFIELD AND HAMILTON COUNTY WILL HAVE TO ABIDE BY THE APPLICABLE ORDINANCE. SPECIAL CONSIDERATIONS WILL HAVE TO BE IMPLEMENTED TO REDUCE FAILURE OF CONSTRUCTION. ALL BUILDINGS WILL BE OF LARGE SLAB TYPE CONSTRUCTION. IN CASES WHERE A HIGH WATER TABLE IS PRESENT SPECIAL FOOTINGS SHALL BE CONSTRUCTED. ALL ROADS WILL HAVE ADEQUATE SUB-BASE, THE BASE MATERIAL WILL BE REPLACED OR STRENGTHENED WITH SUITABLE MATERIAL, ALL SANITARY SEWERS SHALL BE PUBLIC AND THEREFORE NO SEPTIC SYSTEMS SHALL BE ALLOWED.

MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED

1. THE MAIN SOIL FEATURES THAT ADVERSELY AFFECT ENGINEERING USES OF THIS SOIL ARE MODERATE POTENTIAL FROST ACTION, MODERATELY SLOW PERMEABILITY, MODERATE SHRINK—SWELL POTENTIAL, AND LOW STRENGTH. EROSION IS A HAZARD DURING CONSTRUCTION. THIS SOIL IS SUITABLE FOR BUILDING SITES, BUT SLOPE, CLAYEY TEXTURE, SHRINKING AND SWELLING, AND LOW STRENGTH ARE MODERATE LIMITATIONS THAT NEED TO BE OVERCOME. LOW STRENGTH IS A SEVERE LIMITATION TO THE USE OF THIS SOIL FOR LOCAL ROADS AND STREETS. THE BASE MATERIAL FOR ROADS AND STREETS NEEDS TO BE STRENGTHENED WITH SUITABLE MATERIAL.

"This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Súrveyor Location Report"

### This instrument prepared for:

# Henke Development Group

1 South Rangeline Road, Carmel, IN (317) 439-2731



Land Surveying | Civil Engineering

Landscape Architecture

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ALLAN H. WEIHE, P.E., L.S. - FOUNDER